

Traffic Impact Analysis Guideline Update For Vehicle Miles Traveled and Level of Service Assessment

Public Works Department

Land Use Committee August 10, 2026

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BACKGROUND

- On June 16, 2020, the city council adopted Vehicle Miles Traveled (VMT) as the new transportation metric and established modified Traffic Impact Analysis (TIA) Guidelines in compliance with the state mandate. The TIA guidelines were consistent with the regional recommendations established by the Western Riverside Council of Governments (WRCOG) and an online VMT screening tool was also established.
- Since adoption of the prior guidelines, WRCOG developed a small project criteria memo with additional technical analysis and updated regional travel modeling information.
- Based on this updated technical information, the Public Works Department has revised the City's TIA Guidelines and updated the VMT screening thresholds.

Vehicle Miles Traveled (VMT)

Driver's Impact to Transportation System



Senate Bill 743 Mandate July 2020



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WRCOG TUMF ZONES (MEMO)

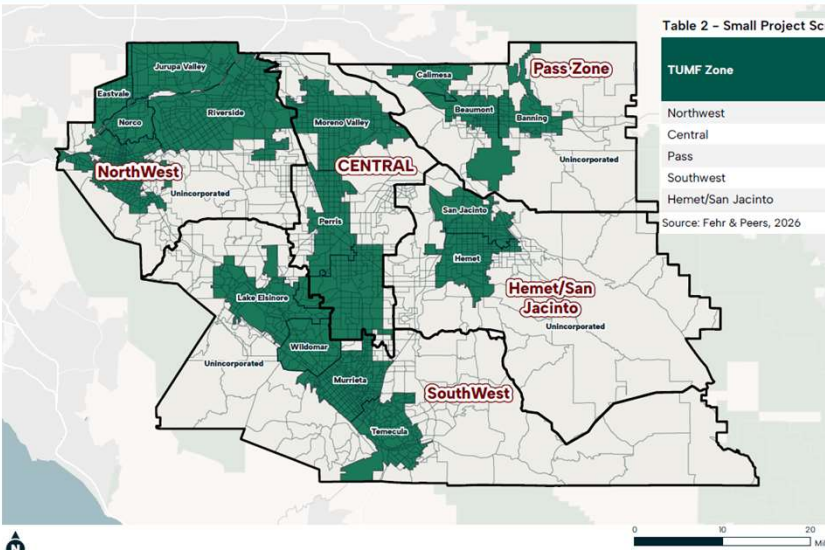


Table 2 – Small Project Screening Criteria Summary by Land Use Type

TUMF Zone	Dwelling Units Threshold		Floor Area Threshold (square feet)		
	Single Family	Multi-Family	Industrial	Office	Retail
Northwest	79	152	304,317	85,235	77,441
Central	58	81	344,899	146,066	59,744
Pass	21	27	37,055	25,587	14,316
Southwest	12	31	155,019	40,027	43,271
Hemet/San Jacinto	24	38	173,820	95,201	37,796

Source: Fehr & Peers, 2026



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DISCUSSION

The updated VMT screening thresholds are summarized below:

LAND USE TYPE	PRIOR SCREENING THRESHOLD	UPDATED SCREENING THRESHOLD
Single Family Residential	11 dwelling units	79 dwelling units
Multi-Family Residential	16 dwelling units	152 dwelling units
Industrial	15,000 – 79,000 SF	304,317 SF
Office	10,000 SF	85,235 SF
Retail	50,000 SF	77,441 SF



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BENEFITS

The updated guidelines provide several benefits, including:

- Streamlining the development review process;
- Reducing consultant and environmental analysis costs for qualifying projects;
- Facilitating housing production and economic development opportunities;
- Improving consistency with updated regional transportation modeling practices; and
- Allowing staff resources to focus on projects with potentially greater transportation impacts.

The updated guidelines continue to maintain compliance with SB 743 and CEQA requirements while supporting the City's goals related to housing, economic development, and efficient project delivery.



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RECOMMENDATIONS

That the Land Use Committee:

1. Receive and file an update regarding Traffic Impact Analysis Guidelines for Vehicle Miles Traveled.



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